

CITY OF GUNNISON

MASTER PLAN

VOLUME II

Intent Statements

Specific Directions and Actions

adopted

May 11, 1994

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INTRODUCTION

Volume II contains the Intent, Specific Directions and Action Statements which will guide the future of the Community. They will be applied to land use decisions, City programs and other actions which affect land use. Intent, Specific Directions and

Action Statements each have different purposes. Intent Statements are the most general principles. Specific Directions further define the Intent Statements. Intent and Specific Direction Statements are binding to the actions of the City. Action Statements are possible, non-binding, courses of action which shall be examined further to implement the Intent and Specific Direction statements. Each of these statement types is further defined below.

INTENT: BROAD DIRECTIONS

Intent Statements are broadly based statements intended to set forth the general principles which will govern all future land use decisions. Intent Statements set ideal conditions toward which other statements and actions in the plan are directed. They are general expressions of community values and, therefore, somewhat abstract in nature. They are often not quantifiable, time-dependent or suggestive of specific actions for achievement. They specifically represent the uniqueness of the community. The implementation of these Intent Statements will allow attainment of the future vision for the community.

SPECIFIC DIRECTIONS: OBJECTIVES

Specific Directions set more definite statements that guide actions. They may include policies, traditional objectives of the community, criteria, standards and principles. They may be linked to time frames and sometimes are quantifiable. They are specific statements that are key in guiding land use decision making.

ACTION STATEMENTS: IDEAS, POSSIBLE COURSES OF ACTION

Action Statements are some of the possible courses of action and ideas for actions available to the City and others to implement the Intent and Specific Direction Statements. These proposals are not likely to be the sole way of implementing the broader goals; however, examination of them shall be undertaken in relation to applicable land use requests and in achieving community goals. These Statements provide ideas for changes to the zoning bylaws, subdivision regulations, capital improvements plan, City and other agency programs, among others. The Action Statements are also suggested ways in which the City can proactively take steps to implement the plan and may be used by City committees and boards, City staff, other organizations and the general public.

The plan is to be used by the City boards, commissions, departments, residents, businesses, and regional and state officials in a number of ways:

1. By providing a vision for the community and framework for planning the future of the City;
2. By guiding decision making in subdivision, site development, conditional use and other reviews;
3. By .serving as a basis for representing the City in regional, state and federal processes;
4. By presenting a framework for updating zoning and subdivision bylaws;
5. By supplying data and solutions to planning issues in the City;~
6. By recommending future planning studies to be carried out;
7. By assisting in the development of a capital improvement plan, among others;
8. By defining the role of Gunnison in the region and the state;
9. By providing ideas, suggestions and proposals for accomplishing community goals for use by the City, any organization, business or by the general public.

NATURAL AND VISUAL RESOURCES

INTENT: TO MANAGE THE USE OF GUNNISON'S WATER, AIR, LAND, WILDLIFE AND VISUAL RESOURCES SO THAT THEY MAYBE ENJOYED NOW AND IN THE FUTURE.

SPECIFIC DIRECTIONS:

- i. Encourage growth without compromising the open appearance of the landscape of which Gunnison is a part.
2. Preserve and improve the City's water rights and water quality.
3. Create a visual appearance within the City which is clean, attractive and appealing to Gunnison residents and visitors and which increases community pride.

ACTIONS:

WATER, AIR, LAND AND WILDLIFE

- i. Cooperate with the Upper Gunnison Water Conservancy District, Gunnison County and other regional entities on water issues of mutual interest.
2. Continue the City's active role in the opposition to transmountain water diversion.
3. Take any and all appropriate actions, including extension of the City ditch water system, to serve more properties and maximize use of Gunnison's allocated water rights.
4. Work with Gunnison County, federal agencies and other regional entities to:
 - A. Preserve the quality and quantity of wetlands within the region, especially those areas which effect the City's water resources,
 - B. Maintain surface and ground water quality to ensure healthy drinking water supplies, pleasant recreation

- opportunities and viable habitat conditions for aquatic and terrestrial wildlife,
 - C. Conserve wildlife habitat in order to sustain a healthy and diverse population of native animals,
 - D. Conserve open space and agricultural uses in the County through land trust activities.
 - E. Evaluate the appropriate role of the City in addressing the above actions.
5. Develop and maintain the Van Tuyl property as an element of the City's water resource management efforts.

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6. Ensure high air quality standards through various programs, such as incentives for upgrading wood stoves, adoption of pollution standards for use in land use reviews, extended ban on idling engines and alternative fuels for City operations.

VISUAL

1. Set an example in the community by upgrading all City properties and facilities and maintaining them in exemplary condition.
2. Implement a central business district improvement plan and city-wide tree and sidewalk program.
3. Amend the zoning regulations to include a "Corridor Zone" for the City's entranceways including the airport entrance in order to emphasize a creative development pattern which is attractive, open and well landscaped.
4. work with Gunnison County through enforcement and proactive measures to encourage the upgrade and clean-up of areas within the Urban Growth Boundary, especially those lands which are polluting or visually detractive.
5. Develop programs which proactively encourage attractive improvements and upkeep of property, such as, letters to property owners from Council and Planning Commission recognizing improvements, an Appearance Improvement Fund (grant, loan), Community Development Department award for "Improvement of the Month" etc.
6. Develop a plan to improve City entrance sign landscaping and place an additional entrance sign at the Gunnison County

Airport.

7. Utilize the Gunnison County land use review process to encourage the careful siting of development so it does not detract from the visual appearance of the region.
8. Require new electric, cable TV and telephone lines to be underground in conjunction with new development or major upgrading to existing lines.
9. Seek ways to provide incentives to encourage citizens to utilize the landfill for expeditious removal of unsightly materials and debris from within the City.

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HISTORICAL, CULTURAL AND SOCIAL RESOURCES

INTENT: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL AND ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF GUNNISON.

TO ENCOURAGE THE PROVISION OF CULTURAL AND SOCIAL RESOURCES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR MULTIAGE CURRENT AND PROJECTED POPULATION WHICH ARE PROPERLY LOCATED TO EFFICIENTLY SERVICE THE COMMUNITY.

HISTORICAL

SPECIFIC DIRECTIONS:

1. Increase awareness of the importance of historic resources in the Gunnison area as a record of Gunnison's past, as visitor attractions, for educational purposes and in order to preserve these resources for the future.

ACTIONS:

1. Create an historic preservation committee as an advisory group to the Planning Commission and Council to carry out historic preservation efforts in the community.

2. Become a Certified Local Government (CLG) in order to qualify for state and federal historic preservation funding. A task of the CLG committee would be to work with property owners to encourage appropriate maintenance and alterations to buildings.

3. Establish and maintain a program for the identification, inventory and protection of historic resources.

4. Recognize Gunnison's historic buildings with informational plaques on buildings to coincide with the Chamber of Commerce historic walking tour brochure.

5. Continue to support the Tenderfoot Archeological Site research and explore possibilities for the use of the site as a visitor attraction and experiential learning facility.

6. Include the Pioneer Museum organization in the City's marketing efforts to bring local and statewide notoriety to the museum, increase visitor trips to the museum and enhance the overall attractiveness of Gunnison to visitors.

7. Develop programs which publicize and educate local residents and visitors as to the significance of the historic events, people, sites and features of the area such as Cattlemen's Days, Alferd Packer, the ranching, mining and railroad industries, Alpine Tunnel, Floresta Run, Black Canyon and Gunnison's wide streets and free-flowing ditches, amongst others.

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CULTURAL AND SOCIAL RESOURCES

SPECIFIC DIRECTIONS:

1. Recognize that cultural and social resources are vitally important to the quality of life in Gunnison and to the experience of our visitors.

ACTIONS:

1. Support the Gunnison Council for the Arts as a key element of Gunnison's art, cultural and social environment.

2. Utilize and coordinate with the cultural and artistic

resources of Western State College.

3. Continue and expand offerings through the Recreation Department which will provide social opportunities for people of all ages.

4. Develop expanded recreation and multi-purpose facilities to meet the needs of the community.

5. Coordinate with Gunnison County, Gunnison Valley Hospital and other organizations to identify and evaluate the social needs of the community and encourage broad-based support of these needs by government, service clubs, fraternal and charitable organizations, and others.

6. Amend the zoning regulations to address special care facilities, such as:

- A. day care facilities
- B. preschools
- C. residential care facilities
- D. other social services

7. Continue such programs as SculpTour and the acquisition of public art by the City.

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UTILITIES, FACILITIES AND SERVICES

INTENT: TO PROVIDE NECESSARY PUBLIC UTILITIES, FACILITIES AND SERVICES TO MEET THE NEEDS OF THE CURRENT AND FUTURE POPULATION.

TO ENSURE THE ORDERLY, SAFE, ECONOMICAL AND ENVIRONMENTALLY SOUND CONVERSION OF DEVELOPABLE LANDS WITHIN THE GUNNISON URBAN GROWTH BOUNDARY.

SPECIFIC DIRECTIONS:

1. Expand the City's infrastructure in a manner which implements the goals of the master plan having to do with land use, transportation, housing, economic development and other applicable goals.
2. provide utilities, facilities and services in a manner to meet current demands and to be planned and provided for in advance of or concurrent with the community's growth and development.
3. Ensure that the City's ability to provide facilities, utilities and services to meet the needs of new development is considered in land use decisions and that new development assists in their provision in a fair and equitable manner.
4. Adopt fair utility user, connection and service fees which cover the costs of construction, operation and maintenance of City utilities, including the City ditch system, while promoting efficient use of these systems.

ACTIONS:

1. Adopt a Capital Improvements Plan which provides for the acquisition and development of the City's capital items and implements capital projects.
2. Establish utility service area boundaries for water, sewer, refuse, electric, and storm water which allow for the planned expansion of the services and the coordination of expansion with Gunnison County.
3. Encourage the use of assessment districts as a mechanism to see that infrastructure is installed to serve private properties in a way which divides the cost amongst those who will benefit. Assure that any new district implement the goals of the City.
4. Coordinate the provision of services, facilities and utilities with other entities in the region.
5. Investigate opportunities for the cost effective provision for gas, cable and telecommunications services.
6. Enforce the City's franchise authority for the use of city

SPECIFIC DIRECTIONS:

1. Develop, or require development of, sanitary sewage system facilities capable of servicing the levels of development envisioned in the master plan.
2. Ensure that developments are connected to the municipal sanitary sewage system pursuant to applicable city, state and federal regulations.
3. Allow the extension of sanitary sewage collection lines within the framework outlined below:
 - A. Sufficient municipal treatment plant capacities exist to handle maximum flows of effluent.
 - B. Sufficient trunk and main line capacities remain to serve undeveloped land within the identified and projected service areas of those lines.
 - C. Public water service is extended to service the area by such time that sanitary sewer services are to be utilized.
 - D. Extensions will implement applicable goals of the master plan.
4. Limit sewer service extensions to the areas within the urban growth boundary except where service is granted to comply with state or federal laws.
 - A. Areas outside the city limits, but within the urban growth boundary, shall be granted sewer service hook-ups only under policies adopted by the City.
5. Continue to separate storm and sanitary sewers where they are connected to reduce the inflow of storm waters to the sewage treatment plant.
6. Ongoing maintenance and improvements of the existing system shall be undertaken to reduce infiltration of storm water into the system.

ACTIONS:

1. Develop a priority list in the Capital Improvements Plan for sewer system extensions and improvements as a guideline for City expenditures over a period of time.
2. Keep adequate records of the use of the sewage treatment facility and current capacity in order to plan for future

expansion.

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STORM DRAINAGE

SPECIFIC DIRECTIONS:

1. Ensure that adequate storm water drainage is provided in developments through:
 - A. Review and approval of storm drainage systems,
 - B. Requirements for construction and/or connection to the municipal system where it exists or to natural drainage ways, where required.
2. Encourage the retention of natural drainage ways for storm water collection.

ACTIONS:

1. Develop a city-wide plan for storm water management to be implemented through development and the Capital Improvement Program.
2. Amend the zoning and subdivision regulations to address storm water system connections and installation in conjunction with development.

WATER SYSTEM AND NATURAL WATERS

SPECIFIC DIRECTIONS:

1. Plan for the provision of water services for development within the Gunnison Urban Growth Boundary.
2. Allow for extension of water services within the framework below:

- A. Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.
- B. Extensions promote the development patterns and phasing envisioned in the master plan.
- C. Sanitary sewers are extended to the site by such time

as the water services are to be utilized.

3. protect City rights to natural waters through efficient and expanded uses and the stewardship of this resource.

4. Monitor and protect the quality of ditch water flowing through the City.

ACTIONS:

1. Prepare an inventory of both the potable and ditch water systems and develop a comprehensive plan of extensions and improvements to be implemented through the Capital Improvements Plan and through developments.

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ELECTRIC

SPECIFIC DIRECTIONS:

1. Provide adequate and economical energy supplies and the systems necessary to distribute that energy to service the community as it expands, especially within the Urban Growth Boundary.

2. Continue to examine land use decisions in light of present and projected supplies of electricity.

3. Areas identified for urban growth that may currently be designated as service areas of the Gunnison County Electric Association will be considered as open competition areas up to the year 2019. After 2019, all new City lands will be served by the City.

ACTIONS:

1. Amend the zoning and subdivision regulations to require that utility lines be placed underground in conjunction with development or major utility upgrades and to require adequate easements within the Urban Growth Boundary.

2. Investigate opportunities that encourage economical power use through cost effective incentive programs.

SOLID WASTE

SPECIFIC DIRECTIONS:

1. Support regional efforts to develop innovative and economical

alternatives for regional solid waste management.

2. Support local solid waste management and recycling.

ACTIONS:

1. Investigate cost-saving alternatives for refuse, recycling and composting activities.

(See other goals under Environment.)

PUBLIC SAFETY

FIRE

SPECIFIC DIRECTIONS:

1. Work to maintain the provision of adequate fire protection

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facilities and services to meet the changing needs of the community.

2. Continue to coordinate and cooperate with other entities in the region to evaluate services, provide mutual aid and support and encourage cost savings.

3. Assess the ability of existing fire facilities and services to meet the needs of new service areas as a criterion used for evaluating annexation and subdivision proposals and other major land use decisions.

A. Land dedications or cash in lieu thereof may be required in order to provide facilities for new development.

4. Encourage the fire department to develop plans for new facilities based on the development patterns and population projections in the master plan.

ACTIONS:

1. Upgrade main water systems to provide a looped system to create adequate fire flows in all areas of the City.

POLICE

SPECIFIC DIRECTIONS:

- i. provide adequate police services to meet the changing needs of the community.
2. Coordinate and cooperate with other entities in the area to evaluate services, provide mutual aid and support and encourage cost savings.
3. Evaluate proposed annexations, subdivisions and other major lands use changes considering their impact on police service.
4. Recognize the importance of the role of police services in the development of a positive community atmosphere.
5. Involve citizens in the development and implementation of police programs.

ACTIONS:

1. Encourage police programs that lessen the risk of criminal behavior by D.A.R.E., community policing, law related education, and problem solving with at-risk citizens.
2. Maintain a coordinated response to crime, including prompt investigation, thorough follow-up, and appropriate prosecution.

HAZARDOUS MATERIALS

SPECIFIC DIRECTIONS:

1. Continue to provide the services of the City/County HazMat team.
2. Plan to meet state and federal requirements in a timely manner.
3. Coordinate the HazMat duties with other appropriate entities in the region to share costs and provide effective service.

ACTIONS:

1. Seek ways to collect and dispose of household toxic and hazardous wastes.

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ECONOMIC DEVELOPMENT

INTENT: TO ENCOURAGE THE CONTINUED GROWTH AND 'DIVERSIFICATION OF GUNNISON'S ECONOMY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS CITIZENS, ENHANCE THE GENERAL WELL-BEING OF THE COMMUNITY, AND INCREASE THE TAX BASE.

SPECIFIC DIRECTIONS:

1. Seek a broad, diversified economy, while mitigating potential land use conflicts, with the primary sectors being retail/wholesale, high technology, education, tourism, telecommuting, recreation and

service businesses.

2. Recognize, preserve and strengthen Gunnison's central business district as the commercial hub for the Gunnison River region to include:

- A. Commerce
- m.* Government
- C. Services

3. Encourage desired businesses which are not presently available to Gunnison residents, visitors and regional residents to locate in the City.

4. support and encourage agriculture traditions in the economy of our community.

5. Recognize the importance of Western State College to the economy of Gunnison, support the College's growth and program expansion, and encourage good relationships.

6. Recognize the role excellent public education programs and facilities play as a key component of the City's attractiveness in economic development.

7. Take an aggressive role in addressing affordablehousing needs in conjunction with Crested Butte, Mt. Crested Butte, Gunnison County, and other partners, such as the ski industry, Western State College, and the RElJ School District, in the region.

8. Support the development of high speed telecommunications access.

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ACTIONS:

1. Maximize the use of the Gunnison County Airport as an economic asset for supporting both the visitor and business traveler.

2. Continue to coordinate the City's tourism marketing and business development efforts with such entities as the Gunnison Lodging Tax Panel, the Chamber of Commerce, and Gunnison Retail Council, and the Gunnison Valley Economic Development Corporation.

3. Governmental Relations

- A. Support a healthy and growing economy through the designation of adequate amounts of land appropriately zoned for commerce.
- B. Provide a regulatory framework which advocates fair and expeditious permitting processes.
- C. Encourage businesses to participate in the planning

process.

4. support the Gunnison Valley Economic Development Corporation (GVEDC) in developing and implementing an economic development plan. Goals and objectives will be provided by the Corporation's strategic plan.

5. Continue to take a leading role in the installation of community telecommunications infrastructure and services.

6. Continue existing and/or develop new programs such as the Challenge Grant Program as a way to stimulate events, attractions and community happenings as a means to attract visitors and generate sales tax.

7. Develop a financially strong and attractive Central Business District (CBD) by:

- A.. Investigating micro-loan and tax credit opportunities for existing businesses to rehabilitate older commercial structures.
- B. Promoting the "Main Street" concept by educating. downtown businesses about the National Trust for Historic Preservation's "Main Street" program which focuses on:
 - 1. Organization (Create and fund a permanent Main Street organization.)
 - 2. Promotion (Aggressively market the downtown as a place to shop and do business.),
- 3. Design (Plan and finance changes to physical appearances.) and
- 4. Economic restructuring (Strengthen and expand the existing economic base of the downtown.)
- C. Ensuring adequate parking (including off-street and that needed for recreational vehicles)
- D. Maintaining a clean, attractive and lively appearance to the downtown,
- E. Encouraging a mixture of uses (residential, commercial, cultural, daytime, nighttime) in the downtown area which would assist in extending the hours of operation.
- F. Striving to minimize vacancies in the CBD.
- G. Ensuring a pedestrian friendly environment.
- H. Supporting and encouraging community events.

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8. Industrial Zones

- A. Facilitate the completion of infrastructure and improvements to the area's general appearance.
- B. Develop a business park/light industry complex.
- C. Promote maintenance and upgrade of industrial sites to protect property values using such incentives as the CityScape grant program.

9. Inventory and publish available industrial and commercial sites within the City of Gunnison.
10. Heritage Tourism
 - A. Collaborate with historical preservation entities in the Gunnison Valley to market heritage tourism.
 - B. Include heritage tourism related businesses in any future targeted industry study and action plan.
11. work closely with Gunnison County to extend infrastructure within the Urban Growth Boundary.
12. Encourage educational opportunities which support economic development and diversity such as continuing education and advanced degrees at Western State College.
13. Explore regional conference opportunities through the development of additional conferencing facilities in cooperation with western State College.
14. Attract and support options for a public multi-purpose recreation center.

amended 8/8/00

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PARKS AND RECREATION

INTENT: TO PROVIDE PARKS, FACILITIES, OPEN SPACE AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF GUNNISON'S CITIZENS AND VISITORS WHICH PROVIDE A WIDE VARIETY OF SETTINGS AND EXPERIENCES.

TO PROVIDE RECREATION AND LEISURE PROGRAMS AND EVENTS FOR PEOPLE OF ALL AGE GROUPS.

TO IMPLEMENT THE MISSION STATEMENT OF THE PARKS AND RECREATION DEPARTMENT.

SPECIFIC DIRECTIONS:

1. Continue to maintain and improve all of the City's existing park lands and facilities and plan park resources in order to meet the future needs of the community as it grows.
2. Continue to evaluate and improve the City's recreation programs to meet the changing needs of the citizens.
3. Coordinate the City's efforts, where possible, with other organizations such as REI, County (Rodeo Grounds), WSC, Chamber of

Commerce, Gunnison Arts Center, CBMR, Curecanti, USFS, BLM and others in order to achieve park and recreation goals and to provide a wide variety of recreation programs.

4. Require land, or money in lieu of land, from new subdivisions for the acquisition and/or development of park lands and recreational facilities so that new recreation needs caused by growth can be met.

ACTIONS:

1. Develop and implement a plan for a multi-use recreation facility. Evaluate the feasibility of including a swimming pool, basketball courts, weight room, running/walking track, dance/gymnastic facility, racquetball courts and meeting/community rooms.

2. Research demand for roller skating/ice rink for indoor, year round use.

3. Continue to support the operations of Cranor Hill Ski Area as an affordable, conveniently located, family oriented skiing opportunity.

4. Improve the facilities (trails, signage, landscape management, permitted uses) at Hartman's Rocks and develop the area as the mountain biking focal point of Gunnison.

5. Strive to resolve conflicting uses of the Hartman's Rocks area.

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6. Develop and implement a Gunnison River/Tomichi Creek Greenway which would provide both passive & active recreation opportunities and allow public access to the water.

7. Coordinate the effort toward the Gunnison River/Tomichi Creek Greenway with the County and others so that the greenway can connect to areas outside of the City.

8. Explore locations for a new RV rest area, dump station and parking area.

9. Improve the City's entrance ways by developing a plan for additional landscaping around the City welcome signs.

10. Develop a master plan for parks, recreation and multi-use

trails in order to strategically provide services to the current and projected population.

11. Determine the appropriate land uses and recreational opportunities for the Van Tuyl property and develop a master plan for the property.

12. Implement the components of the trail network as outlined on Map #2, Parks, Recreation and Open Space Map.

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HOUSING

INTENT: TO PROVIDE AN ADEQUATE SUPPLY OF DIVERSE HOUSING TYPES OF GOOD QUALITY CONSTRUCTION IN A WIDE RANGE OF PRICES TO SUPPORT A WIDE RANGE OF INCOMES IN OUR POPULATION.

SPECIFIC DIRECTIONS:

1. Provide opportunities for the development of a variety of housing types and densities through the designation of adequate lands in the City and within the urban growth boundary.
2. Recognize that Gunnison's housing situation is heavily influenced by many factors, both internal and external to the City. Such factors include City policies and regulations (utility extension, zoning), land availability, regional growth, Western State College enrollment, Crested Butte Mountain Resort expansion and housing policies, growth and housing policies of neighboring communities, lending institution policies, escalating regional property values and other factors.
3. Aggressively pursue Gunnison's housing goals by participating with Gunnison County, neighboring communities, Chamber of Commerce, State programs and other entities to address regional housing needs.

ACTIONS:

1. Review the zoning and subdivision regulations to ensure consistency with the City's housing goals. Areas to consider include the following:
 - A. Mobile home parks specifications, changes to noncomplying mobile homes (as relates to upgrades if properly zoned),
 - B. Provisions for specific densities, sizes and types,
 - C. Provisions for innovative development techniques (layout, density bonuses) to promote more efficient use of land,
 - D. Provisions for mixed use (residential, commercial) of downtown buildings and the CBD as a whole.
 - E. Ratio of number of occupants to house size and number of unrelated occupants per unit.
2. Continue to enforce the housing codes to ensure safe and healthy living standards.
3. Investigate developing a program to encourage the inspection of rental properties based on the safety and condition of the structure. Involve property managers, realtors, builders and others in this program.
4. Investigate incentive programs and regulatory requirements for rental owners to upgrade properties.

5. Create a regional Affordable Housing Task Force to address

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regional housing issues and develop a regional housing strategy.

6. Encourage annexations which are consistent with the Intent and Specific Direction Statements of the Master Plan so as to supply land and achieve a supply of housing to meet the desired projected population.

7. Investigate the use of mechanisms, such as, utility connection and other fee waivers or reductions, alternative development standards and the use of City-owned land for affordable housing including a policy which would define when these mechanisms could be used.

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EDUCATION

INTENT: TO SUPPORT THE MISSION OF THE RELJ GUNNISON WATERSHED
SCHOOL DISTRICT THROUGH A COOPERATIVE RELATIONSHIP BETWEEN THE CITY
OF GUNNISON AND THE DISTRICT. .

SPECIFIC DIRECTIONS:

1. Recognize the importance of excellence in our educational system to the quality of life and economic vitality of the community.
2. Utilize the City's land use planning processes to assist the District in meeting its education goals and long range plans, specifically through the subdivision land dedication provisions.
3. Support continuing education, literacy and other educational programs as a means to improve the standard of living for all Gunnison residents.

ACTIONS:

1. Work with the school district to implement its strategic and long range plans.
2. Encourage cooperation from the District in order to gain a full understanding of the projected enrollments, facility needs, land needs and other planning-related matters.
3. Encourage the district to improve and maintain landscaping at its current facilities through capital investment, educational programs or volunteers.

4. Investigate whether the City can provide street trees for school properties.
5. Encourage the District to include a City staff member or Planning Commission member to assist on a building committee for future facility expansions. At a minimum the District should consult with City staff well in advance of school construction, renovation, or land acquisition or sale.
6. Resolve parking problems around Blackstock School by defining the extent of the problem and investigate alternative parking locations (streets and private land).
7. Continue to provide and expand public health, safety and other educational programs such as D.A.R.E, fire safety and citizenship.
8. Evaluate, and amend where necessary, the zoning code to allow for alternative schooling and educational opportunities, such as Montessori, Waldorf, outward Bound, charter, life-long learning or

WESTERN STATE COLLEGE

INTENT: TO DEVELOP AND MAINTAIN A COOPERATIVE RELATIONSHIP BETWEEN THE CITY OF GUNNISON AND WESTERN STATE COLLEGE (WSC) ON LAND USE ISSUES AND OTHER MATTERS OF MUTUAL INTEREST AND WORK TOWARDS A MUTUALLY BENEFICIAL COMMUNITY ENVIRONMENT.

SPECIFIC DIRECTIONS:

1. Recognize the importance of WSC as an economic, cultural, social, educational and visual element to the community and support the college's continued growth.
2. Recognize the demand for housing caused by WSC and work

with college officials to address ways to meet the need for good quality rental and owner-occupied housing.

ACTIONS:

1. Amend the zoning regulations to:
 - A. Better define the uses and standards of the WSC zoning district and the procedures for handling building and development actions.
 - B. Protect the visual integrity of the college campus through Entry Commercial or Corridor zones.
2. Encourage WSC to be a participant in resolving local and regional housing problems.
3. Encourage WSC to meet City development standards.
4. Gain an understanding of projected enrollments, dormitory expansion plans, and other aspects of the college's housing plans which directly effect the City.
5. Cooperate with WSC on joint projects, land use decisions, City policy, etc.
6. work cooperatively with college officials in the review of land use projects in the vicinity of, or on college grounds, which have an impact on the college.
7. Identify land where student housing could be located.
8. Assist WSC in evaluating demand for off-campus housing over two, five, and 10-year periods, as well as the current housing inventory and what types of housing are desired.
9. Support and encourage a graduate level curriculum, development of an expanded continuing education program, life-long learning program and state of the art technology for program delivery.
10. Support and assist with the WSC mission of preparing students

to "contribute to their communities, their nation and the world as informed, caring and participating citizens".

TRANSPORTATION

INTENT: TO DEVELOP AND MAINTAIN A MULTI-MODAL TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

ROADS

SPECIFIC DIRECTIONS:

1. Ensure that the roadway network provides safe, maintainable and easy access to every parcel, including access for emergency vehicles.
 2. Control access onto the road network to ensure safe and efficient traffic flow and adequate ingress and egress.
 3. Develop a roadway network which is attractive, well signed, and takes advantage of natural land features.
 4. Continue a reasonable level of road maintenance which, beyond safety, convenience and efficiency supports the local economy.
 5. Require new development to bear its fair share in upgrading the network to accommodate its impact.
 6. Require the construction of new public roads to meet Public Works Specifications.
 - A. Other access ways, including driveways and roads, serving planned developments may be private upon determination of meeting the goals of the Master Plan.
 7. Coordinate growth within the Urban Growth Boundary to ensure that extensions to the roadway network are adequate to serve new and projected development, do not negatively impact the existing network and are constructed to City specifications.
- g~ participate in the Gunnison County and Colorado State Transportation Plans and their implementation to ensure that the City's transportation goals are included.

ACTIONS:

1. Adopt a uniform set of Public Works Specifications for street, alley, sidewalk, etc. design that includes consideration

of engineering standards, traffic and pedestrian safety, seasonal maintenance, type of road (function, area served) and type of development.

2. Adopt a traffic management plan that incorporates the Model Traffic Code, the Manual on Uniform Traffic Control Devices, the Colorado Revised Statutes, street designation standards, a signing

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plan and inventory, prioritized improvements, accident evaluation, traffic control review and removal of roadside hazards and sight obstructions.

3. Develop a prioritized list of improvements for inclusion in the Capital Improvements Plan based on an inventory of existing road and sidewalk infrastructure including an assessment of condition, capacity and function.

4. Develop a specific traffic plan for the downtown area that combines parking, pedestrian needs, streetscape improvements, alternate transportation, mass transit, and traffic flow into a single coordinated action plan.

5. Seek grant money to assist in the installation of. infill roads and sidewalks and encourage the use of assessment districts to effectuate improvements.

6. Participate in Gunnison County land use action reviews in order to assure compatibility with City road extension plans.

7. Participate in the Intermodal Surface Transportation and Efficiency Act (ISTEA) process to assure that local and regional interests are represented and in any study or action which might effect the classification and use of Highway 50.

8. Make downtown a more pedestrian-friendly place by improving crosswalks and street crossing opportunities.

MASS TRANSPORTATION

SPECIFIC DIRECTIONS:

1. Encourage the provision of facilities and services which allows for alternative modes of transportation which give people

choices in the cost, method and manner of travel.

2. Encourage transportation alternatives which reduce traffic volume, increase safety and save energy.

3. Work with other entities within the region, both public and private, to address mass transportation issues.

ACTIONS:

1. Work towards and support the expansion of year round bus service within Gunnison and between Gunnison, Crested Butte, Mt. Crested Butte, Monarch Pass, Blue Mesa/Curecanti and other outlying communities for increased resident, student and visitor service.

2. Encourage taxi, limousine and recreation vehicle rental services to locate in the City.

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3. Encourage alternatives to hitchhiking in the City through public awareness, car-pooling, and the provision of alternatives.

4. Include a study of Highway 135 alternatives in the City's Intermodal Surface Transportation Efficiency Act (ISTEA) planning process.

AIR

SPECIFIC DIRECTIONS:

1. Maximize the use of the Gunnison County Airport for residents and visitors to promote a healthy economy and provide for convenient air travel.

ACTIONS:

1. Amend the Zoning Ordinance where necessary to ensure compatible land use standards in the airport vicinity so as to protect this public investment and participate in the Gunnison County Airport Master Plan.

2. Work to obtain affordable scheduled air service between Gunnison and Denver, Grand Junction, Salt Lake City, Albuquerque, airline hub cities and other locations.

3. Capitalize on the fly-in market population in conjunction with tourism development strategies so that fly-in visitors stay in Gunnison.

4. Identify and designate an appropriate airport ground access corridor.

BIKE AND PEDESTRIAN WAYS

SPECIFIC DIRECTIONS:

1. Implement multi-modal, non-motorized bike/pedestrian ways for alternate transportation forms in future roadway planning as a healthy, non-polluting alternative to motor vehicles.

2. Require the development of bike/pedestrian ways that interconnect neighborhoods and lead to activity areas such as central business district, schools, parks, public lands and other community facilities.

3. Pursue inf ill bike/pedestrian ways when upgrading current developments.

4. Participate with the Colorado Department of Transportation and Federal Highway Administration to encourage the inclusion of bikeways in road improvements or bike route alternatives on Highways 50 and 135, Gold Basin Road and Taylor Canyon Road.

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ACTIONS: ,

1. Develop and implement a comprehensive bikeway and pedestrian plan for an inter-city and intra-city regional network. The plan should include routes, design characteristics, bikeway function and potential funding sources.

2. Coordinate regional efforts with Crested Butte, Mt. Crested Butte, Gunnison County and others.

3. Secure public easements, right-of-ways, land dedications or other mechanisms to establish a Gunnison River/Tomichi Creek Greenway along the Gunnison River and Tomichi Creek linking with the Van Tuyl property, and ultimately establishing a linkage from North Bridge to McCabe Lane.

4. Promote public/private cooperation or partnerships to develop Hartman's Rocks as a biking and recreational facility.
5. Promote bicycle use, safety, and rule awareness through educational programs and law enforcement.

PARKING

SPECIFIC DIRECTIONS:

1. Require off-street parking and loading facilities for future developments and for land use changes for better and safer use of right-of-ways as transportation routes.
2. Assist in the development, acquisition and distribution of parking spaces in the central business district.
3. Cooperate and coordinate with other local government entities and private businesses to address downtown parking.

ACTIONS:

1. Review and amend the zoning regulations, as needed, to bring the parking requirements up-to-date with accepted national standards.
2. Periodically re-evaluate the downtown parking plan for safety and maximum parking availability.
3. Research and identify areas for off-street parking opportunities in the downtown area including land acquisition.
4. Identify areas suitable for RV parking in the City, adequately sign them, and promote their use.

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ENERGY

INTENT: TO UTILIZE ENERGY SOURCES IN THE MOST EFFICIENT WAY, BALANCING ENVIRONMENTAL SENSITIVITY AND COST-EFFECTIVENESS.

SPECIFIC DIRECTIONS:

- i. Encourage new development to be energy efficient in terms of insulation, lighting and appliances, to use electric "off

peak" technologies and to site structures in a manner which takes advantage of solar energy.

2. Encourage alternate forms of multimodal and non-motorized transportation such as mass transit, bicycling, walking and carpooling.

3. Keep the City's electric rates among the lowest three systems in the state.

4. Develop and implement cost effective "off peak" and "time of use" rates and incentive programs.

ACTIONS:

.i. Assess the results and recommendations of the Demand-Side Management Electric Study and Time of Use Study and implement appropriate recommendations.

2. Conserve electricity by investigating line loss and replacing outdated meters.

3. Enforce regulations against electric utility theft.

4. Conduct energy audits on all City buildings and implement energy conservation measure

5. Increase awareness of solar and other energy systems by builders and developers through the dissemination of informational brochures or workshops.

6. participate in training and information sharing with organizations such as Municipal Energy Agency of Nebraska, Colorado Association of Municipal Utilities and American Public Power Association.

7. Investigate alternative hydro-electric generation opportunities.

ENVIRONMENT

INTENT: TO PRESERVE, PROTECT AND ENHANCE THE ENVIRONMENTAL

QUALITY OF THE UPPER GUNNISON REGION.

SPECIFIC DIRECTIONS:

1. Actively address environmental issues through exemplary stewardship of our natural resources and environmental awareness.
2. work with other entities within the region to address environmental issues of mutual interest.
3. Take an active role in opposition to transmountain water diversion and lobby for "basin of origin" protection.
4. Preserve and improve the City's water rights and water quality.
5. Encourage environmentally sound land development through the adoption of zoning and subdivision regulations which require environmental standards to be met.
6. Continue to obtain supplemental electricity from non-nuclear sources of electric generation and encourage the Municipal Energy Agency of Nebraska (MEAN) and Western Area Power Association (WAPA) to do the same.

ACTIONS:

1. Work with community members and other governmental entities to support and increase participation and awareness of recycling programs including outlets for used motor oils, household hazardous waste, nickel cadmium and dry cell batteries, plastics and white paper.
2. Evaluate the need to adopt additional City ordinances to address sources of pollution, especially air, water and noise.
3. Utilize the City and Gunnison County land use review process to ensure protection of Gunnison's groundwater quality within the City's water aquifer recharge areas.
4. Continue to support the City's hazardous material response plan and team.

5. Encourage car pooling and increased shuttle services.
6. Encourage the City and other organizations to purchase recycled products where the cost is within 10% of other non-recycled alternatives.

(See Natural and Visual Resources section.)

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REGIONAL AND INTERORGANIZATIONAL RELATIONS

INTENT: TO WORK WITH OTHER COMMUNITIES AND ENTITIES WITHIN THE REGION, (WESTERN STATE COLLEGE, GUNNISON COUNTY, RE1J, UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT AND OTHERS) IN A COORDINATED MANNER IN ORDER TO ADDRESS ISSUES WHICH ARE OF REGIONAL SIGNIFICANCE, SUCH AS LAND USE, PLANNING, EDUCATION, WATER, TRANSPORTATION AND HOUSING.

SPECIFIC DIRECTIONS:

1. Staff and appointed and elected officials of the City of Gunnison shall participate with other entities in the region in order to attain regional goals.

ACTIONS:

1. Coordinate City land use planning with Western State College,
RE1J, Gunnison County and others as appropriate.
2. Take an active role in Gunnison County land use planning and
application review processes.
3. Develop and participate in a regional housing task force.
4. Encourage the coordination of regional issues, where appropriate, through regional planning groups.
5. Coordinate tourism marketing efforts with other organizations such as the Chamber of Commerce, Gunnison Business Association, Gunnison Lodging Tax Panel, Gunnison Lodging Associations, Crested Butte Mountain Resort, Southwest Travel

Region and others.

CITIZEN INVOLVEMENT AND PLAN AMENDMENT

INTENT: TO PROVIDE OPPORTUNITIES FOR CONTINUED CITIZEN INVOLVEMENT IN THE PREPARATION, AMENDMENT AND IMPLEMENTATION OF THE MASTER PLAN AND IMPLEMENTATION DOCUMENTS AND IN LAND USE DECISION MAKING PROCESSES.

TO REVIEW AND AMEND THE GUNNISON MASTER PLAN ON A FIVE YEAR BASIS TO REFLECT CHANGES IN CITIZEN DESIRES AND CHANGES IN THE COMMUNITY AND REGION.

SPECIFIC DIRECTIONS:

1. Continue to provide opportunities for citizen involvement in

all aspects of the planning process, including the Master Plan.

2. Continue a coordinated, comprehensive planning process and policy framework which guides decision making.

3. Communicate and work with the counties and cities within the region in order to implement each community's, plan and

attain shared regional needs.

ACTIONS:

1. Publicize the ongoing work of the Planning Commission as it effects the community and seek public participation in a creative and proactive way.
2. Conduct meetings, forums or other events in order to solicit input on planning and zoning related matters.
3. Encourage input in a variety of formats.
4. Work closely with property owners and business owners on projects, such as the Downtown Improvement Project and Gunnison River Greenway Project, which directly effect property owners and implement and complement the city plan.
5. Meet regularly with the counties and communities within the region on matters of regional significance.
6. Encourage volunteerism and utilize existing volunteers and groups as a source of participants in City matters and acknowledge contributions of expertise and time.
7. Conduct an annual review of the Master Plan by the Planning Commission to assess progress and applicability.

URBAN GROWTH BOUNDARY

INTENT: TO PROVIDE ADEQUATE LANDS AND SERVICES TO MEET THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2010 AND ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY AND EFFICIENT MANNER TO URBAN USES WITH URBAN SERVICES.

SPECIFIC DIRECTIONS:

1. Establish an urban growth boundary which identifies the area of potential future City expansion. Lands within the boundary shall be deemed necessary for population growth and urban development within the planning period

as identified in this plan.

2. Designate urbanizable lands surrounding the City of Gunnison which will accommodate growth in a defined area, minimize development pressure on agricultural lands, promote the conservation of open space and curtail sprawling suburbanization of the Upper Gunnison region.

3. Establish a land use planning framework in cooperation with the County of Gunnison for land use actions within the urban growth boundary to implement the goals of the master plan.

ACTIONS:

1. Implement the following general land use objectives through the master plan land use map:

- A. Areas to the north are designated as residential (high, medium and low density, planned unit developments) and environmental conservation lands,
- B. Areas to the east are designated as residential (high, medium and low density, planned unit developments) and environmental conservation lands,
- C. Areas to the south are designated as low density residential, environmental conservation lands and industrial, and
- D. Areas to the west are designated as residential (high, medium and low density, planned unit developments) and environmental conservation lands (Gunnison Riverfront Greenway)
- E. Encourage commercial operations inside the current City limits.
(See Map #6, Future Land Use Map)

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2. Enter into an intergovernmental agreement with the County of Gunnison which will outline how land use actions within the urban growth boundary will be handled to implement the goals of this Master Plan.

3. Identify main points of connection for the extension of streets and utilities to lands within the urban growth boundary.

4. Amend the zoning regulations and zoning map to implement the general land use categories of this master plan.

5. Analyze and plan for the additional services and utility capacity necessary to support growth within the urban growth boundary.

6. Develop a 3-mile plan and annexation policy in conformance with the

requirements of annexation statutes.

Superseded by Three Mile/Urban Growth Boundary Plan, December, 1997

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LAND USE AND GROWTH

INTENT: TO CREATE AN EFFICIENT, WELL-ORDERED AND SAFE COMMUNITY WHICH WILL ACCOMMODATE A VARIETY OF DESIRABLE RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND PUBLIC LAND USES IN A LAND USE PATTERN

WHICH CONSIDERS BOTH THE ECONOMY AND THE ENVIRONMENT AND WILL PROTECT AND ENHANCE THE VALUES, APPEARANCE AND LIFESTYLE OF THE COMMUNITY.

SPECIFIC DIRECTIONS:

1. Encourage growth to proceed at a low to moderate rate (1% to 2.5%) in order to preserve the small town atmosphere and provide for orderly growth, recognizing that Gunnison is prepared to accommodate its fair share of growth in the region in order to

minimize a sprawling suburbanization land use pattern in the region.

- A. Support the continued growth of the community as the business and residential center of Gunnison County in order to provide employment opportunities, goods and services for the city and area residents.
- B. Encourage the establishment of commercial endeavors which are not presently available to Gunnison residents to locate in the City.
- C. Retain distinctive natural and topographic features in the design and layout of developments.
- D. Plan street systems that shall be compatible with existing and planned street functions and classifications.
- E. Preserve the development potential of adjacent properties if such properties are recognized on Nap #6, Future Land Use Map and Map #5, Urban Growth Area and Boundary Map.

2. Continue to review, amend and enforce the zoning, subdivision, housing, nuisance and other applicable regulations in order to implement the intent of this section.

3. Conduct a land use inventory of lands within the City boundaries and Urban Growth Boundary to determine current land use, projected land use and land mass.

(See Economic Development section.)

COMMERCIAL

SPECIFIC DIRECTIONS:

1. Ensure commercial development that maximizes efficiency of

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land use through appropriately designated future commercial lands and through encouraging alternatives to strip development.

2. Promote the central business district as a cultural, government, service and retail center of Gunnison and Gunnison County.

3. Encourage the maximum and most efficient use of commercially designated lands.
4. Continue to support the revitalization and reuse of existing commercial properties with emphasis on the downtown as the center of commerce.
5. Protect future possible commercial sites from encroachment by incompatible uses.
6. Encourage cluster or planned development of commercial uses rather than strip development.

ACTIONS:

1. Carefully plan to provide for an open, landscaped appearance

and efficient traffic movement for all entrance ways to the City.
2. Review/amend the zoning regulations to address the entrance ways of the City, including the airport as an "entrance corridor".
3. Review/amend the zoning and/or subdivision regulations regarding the following areas:
 - A. Commercial access locations shall be located so that safe and efficient traffic movements can be accomplished and will not conflict with the existing flow.
 - B. On-site parking shall be required and designed so that vehicle movements do not conflict with traffic and pedestrians.
 - C. Developments shall be designed to provide for non-motorized, pedestrians and bikeway connections.
 - D. Landscaping and/or fencing shall be provided to screen parking lots and stored materials.
 - E. Evaluate the sign code for sign locations, size, and type.
 - F. Planned Unit Development sections shall be clarified for clarity of application procedures and processes.

INDUSTRIAL

SPECIFIC DIRECTIONS:

1. Continue to support growth and diversification of Gunnison's industrial base through the industrial designation of an adequate amount of lands for industrial use.

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2. Ensure industrial development that maximizes efficiency of land uses that is appropriately located in relation to surrounding land uses and transportation facilities and that meets necessary environmental standards.

ACTIONS:

1. Evaluate and amend, as needed, the zoning regulations and zoning map in the following areas:

- A. Provisions for both "light industrial" and "general industrial" zones and suitable land designation..
- B. Provisions to assure compatible land uses in the vicinity of the airport.
- C. Uses, both permitted and conditional, in the industrial district(s).
- D. Industrial access locations shall be located so that safe and efficient traffic movements can be accomplished and will not conflict with the existing traffic flow.
- E. On-site parking shall be required and designed so that vehicle movements do not conflict with traffic and pedestrians.
- F. Landscaping and /or fencing shall be provided to screen parking lots and stored materials.
- G. Evaluate the sign code for sign location, size and type.

RESIDENTIAL

SPECIFIC DIRECTIONS:

1. Promote a residential development pattern that is land intensive and energy efficient, that provides for an urban level of public and private services and that allows unique and innovative development techniques to be employed.

2. Continue to update zoning and subdivision ordinances to

include innovative land development techniques and incentives that provide for a variety of housing types, densities and price ranges that will adequately meet the present and future needs of the community.

3. Designate specific lands inside the urban growth boundary to meet the need for a variety of housing types.

4. Encourage annexations which are consistent with the policies and maps of the Master Plan so as to achieve a continuous supply of buildable land planned and zoned for needed housing types.

ACTIONS:

1. Evaluate the agricultural zoning district standards as a residential zone.

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2. Amend the zoning and subdivision regulations to include provisions that encourage cluster developments which reduce road and utility length, that preserve open space, promote energy efficiency and discourage consumptive and costly land development practices.

(See Housing Section.)

